



MINUTES

**BRYAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, SEPTEMBER 6, 2007
AT 6:00 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

Disclaimer: *The meeting minutes herein are a summarization of meeting proceedings, not a verbatim transcription.*

1. CALL TO ORDER

Chairperson Hughes called the regular meeting to order at 6:03 p.m.

Commission members present were: Mr. Michael Beckendorf, Mr. Johnny Bond, Mr. John Clark (Vice Chairperson), Mr. Ralph Davila, Mr. Robert Horton, Mr. Art Hughes (Chairperson), Mr. G.H. Jones, Mr. Don Maxwell, and Mr. Michael Parks.

Commission members absent were: None.

Staff members present were: Ms. Lindsey Guindi, Planning Manager; Ms. Julie Fulgham, Staff Planner; Mr. Martin Zimmermann, Senior Planner; Mr. Randy Haynes, Staff Planner; Ms. Janis Hampton, Assistant City Attorney; and Mr. Rodney Schmidt, Planning Intern.

2. HEAR CITIZENS

No one came forward.

3. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST

No affidavits had been filed.

4. CONSENT AGENDA (Items may be removed at the request of two Commission members.)

A. Approval of minutes from the workshop and regular meetings on August 16, 2007.

B. CONSIDERATION – Final Plat FP07-08

J. Fulgham

Proposed final plat of Addison Point Subdivision, being 6.11 acres of land adjoining Carrabba Road south of its intersection with East State Highway 21 in the extraterritorial jurisdiction (ETJ) of Bryan in Brazos County, Texas.

C. CONSIDERATION – Final Plat FP07-22

M. Zimmermann

Proposed final plat of North Country Estates Subdivision – Phases 5B and 12, being 41.01 acres of land located generally north of the intersection of FM 974 and Wilcox Lane in the extraterritorial jurisdiction (ETJ) of Bryan in Brazos County, Texas.

D. CONSIDERATION – Final Plat FP07-23

R. Haynes

Proposed final plat of The Traditions Subdivision – Phase 12, being of 5.857 acres of land located along North Traditions Drive in Bryan, Brazos County, Texas.

Commissioner Maxwell moved to approve the Consent Agenda. Commissioner Beckendorf seconded the motion.

Chairperson Hughes asked if there was any discussion on the Commission.

There was none.

The motion passed with a unanimous vote.

REQUEST FOR APPROVAL OF REZONING (Commission makes recommendation; City Council has final approval.)

5. PUBLIC HEARING/CONSIDERATION – Rezoning RZ07-35

M. Zimmermann

A request to change the zoning classification from Residential District -5000 (RD-5) to Mixed Use Residential District (MU-1) on 6.76 acres of land adjoining the southeast side of the 3600 block of Stevens Drive between Shirley Drive and Rabbit Lane, being Lots 10 and 11 in the Fox Meadow Subdivision in Bryan, Brazos County, Texas.

Mr. Martin Zimmermann, Senior Planner presented a staff report (on file in the Development Services Department). Mr. Zimmermann stated that the applicant, Mr. Jim Jett, has requested to change the zoning classification of this 6.76 acre property from Residential District – 5000 (RD-5) to Mixed Use Residential District (MU-1). Staff recommends approval of the rezoning. In this particular case, staff believes that more homes are needed in this residential subdivision if this neighborhood is to remain a viable residential environment. Changing the zoning on the subject property to MU-1 may encourage such new housing. The lot configurations in this subdivision support development of conventional site-built homes as well as manufactured homes. Manufactured housing should not appear out of character in this neighborhood, given other such housing already in place there. Mr. Zimmermann stated city staff had received six petitions in opposition to this request.

The public hearing was opened.

Mr. Raybon Metcalf, 1391 Seamist Lane, College Station, Texas, representing the applicant, came forward to speak in favor of the request. Mr. Metcalf stated that the plan is to divide the land into 26 lots. Lots will be on average 54' x 130' with one lot reserved for detention purposes. He also stated that a cul-de-sac is planned to be installed.

Mr. Jim Jett, 5004 Congressional Court, College Station, Texas, applicant, came forward to speak in favor of the request. He stated that the community will be deed restricted to only allow for new double-wide manufactured homes. Mr. Jett stated that all but one lot will have a common curb cut which will create a community feel. He concluded by stating that by allowing this development, the City of Bryan's tax base will increase by \$27,677.

Mr. Mike Wiederhold, 3712 Shirley Drive, Bryan, Texas, came forward to speak in opposition to the request.

Mr. James Mike Johnson, 3614 Stevens Drive, Bryan, Texas, came forward to speak in opposition to the request. He stated that he lives directly across the street from the planned community and would be negatively impacted by it.

Ms. Pamela Blackmon, 3701 Rabbit Lane, Bryan, Texas, came forward to speak in opposition to the request. She stated that the manufactured homes in the area are on several acres and this development would be out of character for the area.

Mr. Antonio and Ms. Ruth Sanchez, 3704 Rabbit Lane, Bryan, Texas, came forward to speak in opposition to the request. They feel that if the development is installed it will decrease the value of their home.

Mr. Craig Todd, 3710 Shirley Drive, Bryan, Texas, came forward to speak in opposition to the request. He stated that the development of the manufactured home community will decrease the value of his property.

The public hearing was closed.

Commissioner Clark moved to recommend approval of Rezoning RZ07-35, accepting the findings of staff. Commissioner Jones seconded the motion.

Chairperson Hughes asked if there was any discussion on the Commission.

Commissioner Clark stated that he feels that manufactured homes provide a very safe and affordable alternative for conventional homebuyers. He feels that staff researched the topic thoroughly and comprehensively.

Commissioner Jones stated that he felt that staff's recommendation is a step in the right direction for the City of Bryan.

Commissioner Parks stated that what is being considered is a zone change and not a subdivision of the land. He stated that if the developer wanted to subdivide the property into 26 lots they would have to come back before the Planning and Zoning Commission for approval. He also stated that the developer is considering putting in far fewer homes than is legally allowed.

Commissioner Bond stated that he is concerned with the fact that the property owners around the planned community have more acreage than would be allowed under the planned community. He feels that it would be uncharacteristic of the living conditions in the area.

Commissioner Maxwell stated that the development would create too much activity for an area that has been historically low-density.

Commissioner Parks stated that a large percentage of the land around the planned development is MU-1. As a result, he does not feel that the rezoning from RD-5 to MU-1 would be uncharacteristic for the area.

Commissioner Beckendorf stated that he agreed with Commissioner Bond's logic. He feels that the planned community would be too dense for the surrounding areas.

Chairperson Hughes stated that he agrees with the findings of staff. He feels that the zone change would be characteristic with the majority of the properties in the area.

The motion passed with a vote of seven (7) in favor and two (2) in opposition. Commissioners Bond and Beckendorf cast the votes in opposition.

6. COMMISSION CONCERNS

There were none.

7. ADJOURN

Without objection, Chairperson Hughes adjourned the meeting at 6:32 p.m.

These minutes shall serve as the official findings of the City of Bryan Planning and Zoning Commission, as approved on this the **24th** day of **September, 2007**.

Art Hughes, Chairperson
Planning and Zoning Commission
City of Bryan, Texas

Lindsey Guindi, Planning Manager and
Secretary to the Planning and Zoning
Commission